

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MUGUNGA JEAN CLAUDE &		
Owner 2:	SMOLOW JESSICA		
Owner 3:			
Street 1:	55 MILTON ST UNIT 2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GASSETT BRENT J -		
Owner 2:	MCKINNEY TERENCE -		
Street 1:	55 MILTON ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Aluminum Exterior and 1238 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	586,300	3,500		589,800
Total Card	0.000	586,300	3,500		589,800
Total Parcel	0.000	586,300	3,500		589,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		476.41	/Parcel: 476.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	577,800	3500	.		581,300	581,300	Year End Roll	12/18/2019
2019	102	FV	559,500	3500	.		563,000	563,000	Year End Roll	1/3/2019
2018	102	FV	495,700	3500	.		499,200	499,200	Year End Roll	12/20/2017
2017	102	FV	452,500	3500	.		456,000	456,000	Year End Roll	1/3/2017
2016	102	FV	452,500	3500	.		456,000	456,000	Year End	1/4/2016
2015	102	FV	398,800	3500	.		402,300	402,300	Year End Roll	12/11/2014
2014	102	FV	380,900	3500	.		384,400	384,400	Year End Roll	12/16/2013
2013	102	FV	380,900	3500	.		384,400	384,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	SQ Returned	MM	Mary M
5/15/2018	Measured	DGM	D Mann
1/27/2014	Info Fm Prmt	EMK	Ellen K
7/21/2005	Info Fm Prmt	BR	B Rossignol
6/8/2004	External Ins	BR	B Rossignol
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

[illegible]

apro

Database: AssessPro - FY2021

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	55.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB 1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION			
Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	394.228
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657258
Depreciation:	70984
Depreciated Total:	586274

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,238	394.230	488,05	
Net Sketched Area:		1,238	Total:	488,05	
Size Ad	1238	Gross Are	1238	FinArea	123

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
8						

IMAGE

AssessPro Patriot Properties, Inc

